

NOTULE

BLUE RIDGE HEV (101)

**NOTULE VAN DIE TRUSTEE VERGADERING VIR BLUE RIDGE HEV WAT
GEHOU IS OP WOENSDAG 8 JUNIE 2022 OM 09H00 PER ZOOM**

**MINUTES OF THE TRUSTEE MEETING FOR BLUE RIDGE HOA THAT WAS
HELD ON WEDNESDAY 8 JUNE 2022 AT 09H00 VIA ZOOM**

1	Konstituering	Constitution	
	'n Wettige kworum is teenwoordig.	A legal quorum is present.	
2	Opening	Opening	
	Die Voorsitter open die vergadering.	The Chairman opens the meeting.	GG
3	Verwelkoming	Welcoming	
	Die Voorsitter heet almal welkom en in besonder die nuwe trustees	The Chairman welcomes everyone and in particular the new trustees.	GG
4	Presensie: Teenwoordig & verskoning	Present & Apologies	
	<u>Teenwoordig:</u> Mnr G Germishuizen – Voorsitter Mnr J Koen Mnr L Neveling Mnr K Teichert Prok T Teichert Mev R van Huyssteen Mev T Brown (PPM) Mev H Barratt (PPM) <u>Verskoning:</u> Mnr M Johnson		GG JK LN KT TT RvH PPM PPM
5	Goedkeuring van vorige notule: 11 Mei 2022	Approval of previous minutes: 11 May 2022	
	Die notule soos voorgehou word eenparig goedgekeur.	The minutes as presented are unanimously approved.	KOMITEE

	Sake voortspuitend uit die vorige notule:		Matters arising from previous minutes:	
	5.1	Grensdraad	Fence	AFGEHANDEL
		Na bespreking word die besluit geneem dat daar informeel in gesprek getree sal word met Moquini.	After discussion the decision is taken to have an informal discussion with Moquini.	
	5.2	Stoorkamer Inventaris	Store room inventory	AFGEHANDEL
		Me L Potgieter het die stoorkamer skoongemaak en die inventaris deurgegee aan RvH.	Ms L Potgieter cleaned the storeroom and forwarded the inventory to RvH.	
	5.3	Aalwyn boom	Aloe tree	AFGEHANDEL
		Die besluit word geneem om nie nou die boom aan te koop nie.	The decision is taken not to purchase the tree now.	
	5.4	Ongevalle terugvoering Kommisaris	Workmens Compensation feedback	AFGEHANDEL
		PPM bevestig dat Blue Ridge wel geregistreer is by die Ongevalle Kommisaris vir 1 werker. Die ID dokument van Killer is nog uitstaande, maar hy het wel 'n werkspermit.	PPM confirms that Blue Ridge is indeed registered with Workmens Compensation for 1 worker. Killer's ID document is still outstanding, but he does have a work permit.	
	5.5	Verkoop van Brandtoerusting.	Selling of fire equipment.	AFGEHANDEL
		Die komitee kon nie 'n geskikte koper kry vir die brandtoerusting nie.	The committee could not find a suitable buyer for the fire equipment.	
	5.6	Brandstrook	Fire break	AFGEHANDEL
		Die Munisipaliteit het die brandstroke skoongemaak.	The Municipality cleaned the fire break.	
6	Versekering		Insurance	
	Onderskrywer – CIA Makelaar – Insure Makelaars Gemeenskaplike eiendom – R1 747 698.00 Gemeenregtelike aanspreeklikheid –R100M Sambreel aanspreeklikheid – R20 000 000.00 Premie per maand – R1 050.71 Die versekering word goedgekeur. Status Mark word versoek om die bybetaling met die makelaar te bespreek.		Underwriter – CIA Broker – Insure Brokers Common property – R1 747 698.00 Public Liability–R100M Umbrella Liability – R20 000 000.00 Monthly premium – R1 050.71 The insurance is unanimously approved. Status Mark is requested to discuss the excess with the broker	PPM

7	Finansies		
7.1	Bestuurstate Mei 2022	Management Statements May 2022	
	Die Bestuurstate soos voorgelê word deur die Komitee goedgekeur.	The management statements as presented are approved by the committee.	
7.2	Bank balanse soos op 7 Junie 2022	Bank balanse soos op 7 June 2022	
	Tjek rekening /Cheque account	R 57 291.71	
	Reserwe fonds /Reserve fund	R 1 077 781.10	
	Kleinkas / Petty Cash	R 2 983.08	
	Boudeposito / Builders deposit	R 80 264.61	
	MINUS:		
	Vooruitontvangde heffings/Levies in advance	R 106 361.40	
	Bou deposito /Builders deposit	R 80 264.61	
	TOTAAL/TOTAL	R1 031 694.49	
7.3	Uitstaande heffings		
	Die totale uitstaande heffings beloop R12 433.93. Daar is 2 eienaars tans oorhandig. Status Mark volg voortdurend op met die betrokke eienaars.	The total outstanding levies amount to R12 433.93. Two owners are currently handed over. Status Mark constantly follows up with the owners involved.	
8	Argitektonies	Architectural	
8.1	Huisnommers	House numbers	
	Huisnommers word vir identifikasie doeleindes aanbeveel ingeval van 'n noodtoestand.	Numbers for houses are recommended for identification purposes in case of a state of emergency.	
	Daar is twee huise wat nie nommers op het nie. (41 & 64) 'n Vriendelike versoek moet aan die eienaars gestuur word.	There are two houses that do not have numbers on them. (41 & 64) A friendly request must be sent to the owners.	PPM
8.2	Wurfhekke	Yard gates	
	Daar is werfhekke wat nog opgesit moet word. 'n Skrywe moet aan die betrokke eienaars gestuur word. [26, 83, 54x2, 76 en 94]	There are yard gates that still need to be put up. A letter must be sent to the owners concerned. [26, 83, 54x2, 76 and 94]	PPM
	Indien die eienaars dit versoek, kan die HEV dit namens hulle doen en die koste kan op die heffingsrekening gehef word. Eienaars kan vir Dries, van Dekman kontak op 082 467 8028 ten opsigte van kostes.	If the owners request it, the HOA can do this on their behalf and the costs can be levied on the levy account. Owners can contact Dries, van Dekman on 082 467 8028 in respect of costs.	EIENAARS

9	Sekuriteit		Security	
	9.1	Sekuriteitskameras	Security cameras	
		Die maandelikse moniterings sekuriteitsverslag is deur die komitee ontvang.	The monthly monitoring security report was received by the committee.	
	9.2	Eiendomsagente	Estate Agents	
		Die ondervinding is dat sommige eiendomsagente die hek oopbel vir voornemende kopers en nie self teenwoordig is nie. Daar is voorgeskrewe riglyne / Munisipale wette wat nagekom moet word wanneer daar 'n skouhuis is. Die komitee sal kyk daarna om dit in die gedragsreëls op te neem en 'n taakspan sal dit monitor.	The experience is that some estate agents open the gate for prospective buyers and not being present themselves. There are prescribed guidelines / Municipal laws that must be adhered to when there is a showhouse. The committee will look at incorporating it into the Conduct rules and a task team will monitor it.	TRUSTEES
10	Infrastruktuur		Infrastructure	
	10.1	Kantoorgebou	Office building	TRUSTEES
		ProPlan is amper klaar met die plan en dit sal na al die komitee lede gestuur word. Staan oor tot volgende vergadering.	ProPlan is almost done with the plan and it will be sent to all the committee members. Stand over until next meeting.	
11	Instandhouding & tuine		Maintenance and gardens	
		Die instandhouding van die kantoorgebou sal aangespreek word wanneer die planne in plek is. Tuine is nou meestal net instandhouding. Me Lydia Potgieter en Me Ansie Teichert het aangebied om na die tuine om te sien. Hulle sal nie enige instruksies aan PPM kan gee nie.	The maintenance of the office building will be addressed once the plans are in place. Gardens is now mainly only maintenance. Ms Lydia Potgieter and Ms Ansie Teichert offered to look after the gardens. They will not be able to give any instructions to PPM.	
12	Personeel		Staff	
		Killer het nuwe klere gekry. "Time sheets" en pligstate is op datum. Daar word bevestig dat hy per dag betaal word. Die salarisverhoging is jaarliks in Maart.	Killer has been given new clothes. "Time sheets" and duty sheets are up to date. It is confirmed that he is paid per day. The salary increase is annually in	

	13.6	Werker salarisverhoging	Worker salary increase	
		Bespreek onder Punt 12	Was discussed under Point 12	
	13.7	Waterverbruik - Gratis 6 000 kl	Water usage - Free 6 000kl	
		Daar is verskillende opinies oor die 6000 kl. PPM word versoek om die inligting wat telefonies aan hulle gegee is op skrif te verkry, waarna die skedule aangepas sal word deur die komitee.	There are different opinions about the 6000 kl. PPM is requested to obtain the information given to them by telephone in writing, after which the schedule will be adjusted by the committee.	PPM KOMITEE
	13.8	Stukkende ruit by kantoorgebou	Broken window at office building	
		Dit sal hanteer word soos bespreek onder punt 10 & 11.	This will be handled as discussed under points 10 & 11.	
	13.9	BR94: Groot boom lig plaveisel	BR94: Large tree lifting paving	
		Die Komitee sal dit verder ondersoek en besluit of die boom verwyder moet word.	The Committee will investigate this further and decide whether the tree should be removed.	AFGEHANDEL
	13.10	Bosbokke	Bushbucks	
		Eienaars moet kennis neem dat die bosbokke wat in hulle erwe inkom nie onnodiglik verjaag moet word nie.	Owners should take note that the bushbuck coming into their erf should not be unnecessarily chased away.	NUUSBRIEF
	14	Datum van volgende vergadering	Date of next meeting	
		Woensdag 6 Julie 2022 om 9h00	Wednesday, 6 July 2022 at 09h00	
	15	Afsluiting	Closure	
		Met geen verdere items om te bespreek nie sluit die vergadering om 11h30 af.	With no further business to discuss, the meeting closes at 11h30.	
		 Goedgekeur		
		1/8/22 Datum		